File Box 9-B
First Title and Escrow
Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10432 PG 149

#14503

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN L. SEVIER	NATIONSBANC MORTGAGE CORPORATION	MAP 155-8-5
(NAME)	(NAME)	
6144 Tuliptree Lane	P.O. Box 353	PARCEL 36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Louisville, Kentucky 40201-0353	9D79319
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SCOT RAYMOND HELBLING, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN L. SEVIER AND WIFE, TINA M. SEVIER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Phase 1 of Poplar Creek Estates, as of record in Plat Book 6250, page 647, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property cnveyed to Scot Raymond Helbling and Angelia Lee Spurlock as joint tenantss with right of survivorship by deed from Paul J. Emery, III and spouse, Debra M. Emery of record in Book 9313, page 549, said Register's Office. Scot Raymond Helblind and Angelia Lee Spurlock have since married and subsequently divorced by final decree in the Fourth Circuit Court for Davidson County, Tennessee, dated June 21, 1995. Angelia Lee Helbling, being one and the same as Angelia Lee Spurlock, has conveyed her interest in said property to Scot Raymond Helbling by quitclaim deed of record in Book 9666, page 910, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5349, page 921, Book 6474, page 346, amended in Book 6486, page 587, Book 6474, page 354, amended in Book 6486, page 588, and in Book 6804, page 536; (3) Declaration of Covenants, Conditions and Restrictions of record in Book 6662, page 433, amended in Book 7270, page 648, Book 6987, page 966, and Book 7964, page 33, and Book 9472, page 824; (4) Charter of record in Book 7120, page 125; (5) Easement of record in Book 6613, page 533; (5) Agreement of record in Book 6613, page 705; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 647, said Register's Office.

Pamela Lynn Costello, spouse of Scot Raymond Helbling, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Scot Raymond Helbling.

This is improved (XX) unimproved ( ) property, known as 6144 Tuliptree Lane, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of April, 19 97

Scot Raymond Helbling
SCOT RAYMOND HELBLING

Pamela Lynn Costello
PAMELA LYNN COSTELLO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOT RAYMOND HELBLING

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of April, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA LYNN COSTELLO with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of April, 1997.

Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 1997.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

0298900

IDENTIFICATION REFERENCE

WARRANTY DEED

97 APR 29 AM 10:17

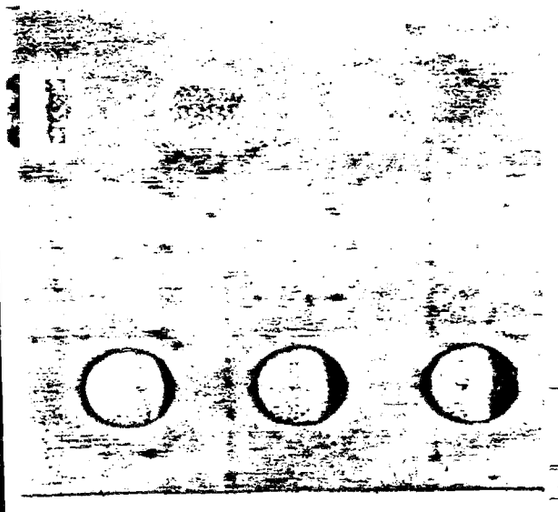
FELIX Z. HILSCHEIMER REGISTER
DAVIDSON COUNTY, TN.

FROM SCOT RAYMOND HELBLING

TO JOHN L. SEVIER AND WIFE, TINA M. SEVIER

4478 04/29 0104 03CHECK 608.40

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

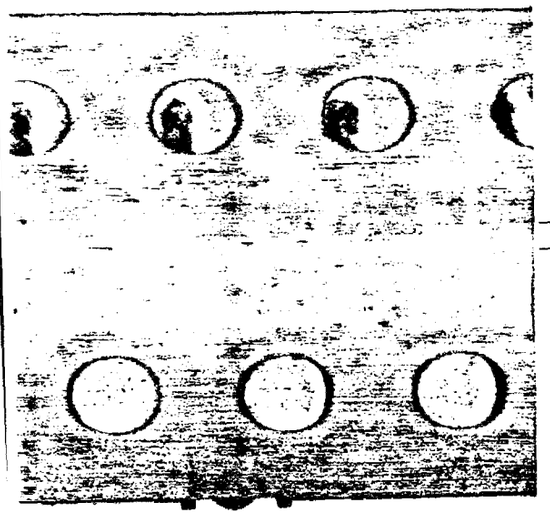
RECEIVED OF _____

FOR _____

BOOK 10432 PG 151

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 162000.00
MOR TX 599.40
ERR CO
MOR TX 599.40-
CON TX 599.40
PRFEE 1.00
WDEED 8.00
TOTAL 608.40
CHECK 608.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/29/97 01 10:18 0001 4478

0298900
IDENTIF. ↑ REFERENCE

97 APR 29 AM 10:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144580